

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

January 21, 2008

CALL TO ORDER

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, January 21, 2008 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of this meeting was sent to Council on January 17, 2008, posted at City Hall, and published in the Daily Press.

ROLL CALL

Present: Mayor Sally Geyer, Dennis Nero, Thomas Farley, Steven Skok, Richard Dornisch, Sean Gabler, Richard Gabler, Jr., City Manager David Greene, and Solicitor Mark Jacob

VISITORS

Visitors included: Tina Gradizzi, Daniel Hepner, Richard Sadley, and Warren Stewart

APPROVAL OF MINUTES
January 7, 2008

Richard Dornisch made a motion to approve the minutes of January 7, 2008, seconded by Sean Gabler, and all were in favor.

REPORT ON EXECUTIVE
SESSION

Mayor Geyer stated an Executive Session was held prior to this meeting to discuss legal issues. No decisions were made.

SECOND PUBLIC
HEARING
CDBG Funds 2008

Mayor Geyer opened the second Public Hearing at 7:02 p.m. regarding the 2008 CDBG funds and turned the hearing over to Tina Gradizzi, Community and Economic Development Coordinator.

Ms. Gradizzi stated this is the second and final Public Hearing to be held for the solicitation of public comments concerning the 2008 CDBG project. A Resolution concerning this application will be presented to Council for their approval at their February 18, 2008 meeting.

Ms. Gradizzi stated the City did not receive their CDBG award for this year, so based on \$350,000., the following project is being proposed:

Depot Street Project.....	\$287,000.
Plus 18% Administration...	63,000.
	<u>\$350,000.</u>

Depot Street reconstruction was a project that has been in the works for several years. The Public Works Director would like funds to reconstruct Phase I from Fourth Street to S. Michael Street and Phase II from Fourth Street to Stackpole Street. The total estimated cost of the Depot Street project is \$1,000,000. This project requires a three year commitment of funding from 2007, 2008, and 2009 CDBG funds.

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

299

January 21, 2008

Ms. Gradizzi noted the 2008 CDBG application will be on display from January 25, 2008 through February 10, 2008.

There were no citizen comments regarding the Public Hearing.

Thomas Farley made a motion to approve the project as presented by the Grant Administrator. The motion was seconded by Dennis Nero.

Steven Skok questioned if the City receives more than \$350,000., can the funds be put toward other projects or do they have to be used for the Depot St. project? Ms. Gradizzi responded the funds would have to be used for the Depot St. project because the City went through two Public Hearings. If other projects are proposed, the City would have to start all over by holding two more Public Hearings.

Motion Passed

All were in favor of the motion to approve the project.

Hearing Closed

Thomas Farley made a motion to close the Public Hearing, seconded by Steven Skok, and all were in favor. The hearing was closed at 7:06 p.m.

**CITIZEN COMMENTS ON
AGENDA TOPICS**

There were no citizen comments on agenda topics.

MANAGER'S REPORT

Manager Greene presented the following report:

- On December 17th, Carol Muhitch and I met with Neil Hoffman from Northwest Savings and Loan to discuss the loan for the new parking garage.
- Met with Councilman Dornisch on December 17th to discuss the manager's annual evaluation.
- December 18th, met with Attorney Thomas Wagner, Jim Groll, and John Buerk to discuss a right-of-way that Messrs. Groll and Buerk need for a sewer line extension.
- On December 19th, attended the retirement luncheon for Howard Glessner, Deputy Director, of North Central Enterprises.
- Met with Gabe Uljon, Jerry Bankovich, and Tom Harley on January 4th to discuss plans for the new ATA Inter-Modal Transportation facility.
- On January 10th, attended the Open House for the new Senior Housing complex on Depot St.
- Met with Tom Harley and representatives from Gap Enterprises to discuss plans for the demolition of buildings on Depot Street.

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

January 21, 2008

- On January 16th, met with Joe Fadden from Congressman John Peterson's office to discuss various issues.
- Met with Paul Philips, from Yoder Builders, to discuss plans for the new Canadensis Bldg. (St. Marys Apartments).
- January 17th, attended the open house for the new St. Marys Senior Center.

APPROVAL OF EXPENDITURES

Expenditures Report

A motion was made by Steven Skok to approve the Expenditures Report for the period December 14, 2007 thru January 18, 2008. The motion was seconded by Richard Dornisch.

Mayor Geyer questioned the line item listed under Dave's Pro Shop in the General Fund.

Motion Passed

All were in favor to approve the Expenditures Report.

TREASURER'S REPORT

Mayor Geyer presented the Treasurer's Report as of December 31, 2007. As of now, the total revenue for the General Fund is \$5,527,486.12 or 100.53% of the budget. The expenditures are \$5,182,844.76 or 95% of the budget. All other funds are well within their budget with some carry overs to next year. Pension funds are still climbing in market value. There will be a final report for 2007 when all the information is in and the audit is finished.

LEGISLATIVE ACTION

Rescind motion to appoint member to

Dennis Nero made a motion to rescind his motion to appoint Russ Braun as a member of the Redevelopment Authority because he will be unable to serve in that capacity. The rescinded motion was seconded by Steven Skok and all were in favor.

St. Marys Airport Industrial Park (resubmitted)

A Subdivision Application for the St. Marys Airport Industrial Park was resubmitted for approval. The subdivision divides a 143 acre lot into 15 industrial lots. One of the lots is to be used for the St. Marys Soccer Association, one lot for stormwater retention and two lots for open space, as well as, an access road.

This subdivision was originally approved on September 17, 2007 by City Council, but was not recorded within the 90 days specified by the Subdivision Ordinance, so it needs reapproved. The subdivision plan has not been changed in any way.

Sean Gabler made a motion to reapprove the Airport Industrial Park Subdivision, seconded by Richard Gabler, and all were in favor.

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

January 21, 2008

TOPICS FOR DISCUSSION
528 Schissle Street

Manager Greene explained that there has been a recent fire at 528 Schissle Street. The property owner, Clair Dippold, did not have any insurance on the property, so there will not be any monies available for the fire escrow program. Since, there is no escrow money available, the City would have to go through condemnation proceedings, raze the structure, and then place a lien on the property for the cost of demolition and other expenses.

The property owner is willing to deed the property over to the City. The City would have to pay for the demolition and then sell the property to recoup the money spent to raze the structure.

Richard Dornisch made a motion to approve the determined solution to this particular problem as presented by the Manager, seconded by Dennis Nero, and all were in favor.

Zito Media
Franchise Agreement

Manager Greene stated the City has a draft Franchise Agreement. He noted this agreement was discussed during the Executive Session. He stated changes will be made to the agreement, brought back to Council for their approval, and then the draft agreement will be sent to Zito Media. No action needs to be taken at this time by Council.

CITIZEN COMMENTS
ON NON-AGENDA TOPICS

There were no citizen comments on non-agenda topics.

COUNCIL COMMENTS

Sean Gabler asked the Manager the status of setting-up a meeting date with the other officials regarding the LERTA Ordinance. The Manager responded he met with the County Officials and they stated they would schedule a meeting and get back to the City. The format for presenting a LERTA application needs to be discussed. Mr. Gabler reiterated that he also wants the public invited to the meeting.

Dennis Nero requested that the Manager give a brief update on the Senior Housing and the new Canadensis building. Manager Greene stated the Marienstadt Place and the Senior Center both had open houses. As of today, there have been eight applications approved for the Marienstadt Place and six are getting ready to move in. There are enough applications to fill the units and that applications are now being taken for a "waiting list". He also noted the Canadensis building already has 15 applications.

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

January 21, 2008

Richard Dornisch questioned if there are enough required parking spaces for the tenants. The Manager explained that the developer was granted a variance by the Zoning Hearing Board concerning the parking spaces needed.

Daniel Hepner

Daniel Hepner offered his opinion regarding the income needed to rent an apartment.

Sean Gabler felt the City should not be involved with details and that if any citizen has specific questions they should contact the developer.

Mayor Geyer commented on how nice the Marienstadt Place is and that the Senior Center had a large turn out for their Open House.

ANNOUNCEMENT

Mayor Geyer made the following announcement:

- Next Council meeting will be held on Monday, February 4, 2008 at 7:00 p.m.

ADJOURNMENT

Richard Gabler made a motion to adjourn the meeting.

Mayor

Shirley Dicklas
Recording Secretary